155.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	867,100 / 867,100
					USE VALUE:	867,100 / 867,100
					ASSESSED:	867,100 / 867,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALL KEVIN F
Owner 2:	DOWNEY BARBARA J
Owner 3:	
Street 1:	12 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Wood Shingle Exterior and 2116 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	422,300	800	444,000	867,100
Total Card	0.103	422,300	800	444,000	867,100
Total Parcel	0.103	422,300	800	444,000	867,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.78 /Parcel: 409.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103462

GIS Ref

GIS Ref

Insp Date 07/27/18

!12187!

PREVIOUS ASSESSMENT

Parcel ID 155.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	422,300	800	4,500.	444,000	867,100		Year end	12/23/2021
2021	101	FV	410,300	800	4,500.	444,000	855,100		Year End Roll	12/10/2020
2020	101	FV	410,300	800	4,500.	444,000	855,100	855,100	Year End Roll	12/18/2019
2019	101	FV	299,300	800	4,500.	416,300	716,400	716,400	Year End Roll	1/3/2019
2018	101	FV	299,300	0	4,500.	344,100	643,400	643,400	Year End Roll	12/20/2017
2017	101	FV	299,300	0	4,500.	316,400	615,700	615,700	Year End Roll	1/3/2017
2016	101	FV	299,300	0	4,500.	288,600	587,900	587,900	Year End	1/4/2016
2015	101	FV	287,300	0	4,500.	283,100	570,400	570,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:07:07

LAST REV

Date	Time
08/20/18	14:45:08
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12187

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALL KEVIN	24690-8		7/11/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2015	330	Manual	1,200		4/14/2015			Air sealing and in
6/16/2014	657	Redo Bas	23,454					
1/26/1995	28		41,000					14X14 WDK-14X4 ADD

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
6/26/2014	Info Fm Prmt	PC	PHIL C
11/15/2008	Meas/Inspect	336	PATRIOT
12/16/1999	Mailer Sent		
11/29/1999	Measured	256	PATRIOT
11/21/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	443,999	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.28025210
Const Adj.:	0.99346465
Adj $ / SQ:	178.064
Other Features:	93700
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518852
Depreciation:	96506
Depreciated Total:	422345

COMMENTS

of=sink in basement.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

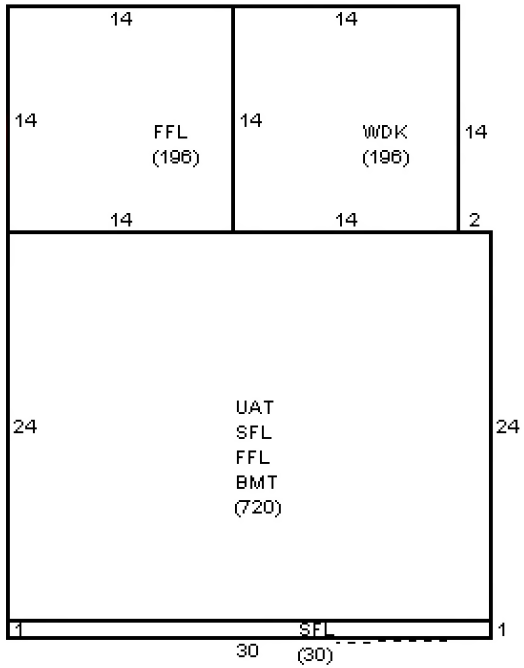
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	195.87
Special Features:	0	Val/Su Net:	152.90
Final Total:	422300	Val/Su SzAd	253.48

SKETCH



6

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	916	178.060	163,107
SFL	Second Floor	750	178.060	133,548
BMT	Basement	720	85.470	61,539
WDK	Deck	196	11.030	2,162
UAT	Upper Attic	180	97.940	17,628

Net Sketched Area:	2,762			Total:	377,984
Size Ad	1666	Gross Area	3302	FinArea	2116

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	101						
19	Patio	D	Y	1	11X18	A	AV	2016	4.14	T	5	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800